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5.2 AGRICULTURE AND FORESTRY RESOURCES

Would the project:		Potentially Significant Impact	Potentially Significant Unless APMs Incorporated	Less than Significant Impact	No Impact
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5.2.1 Introduction

This section of the PEA describes the existing conditions and potential project-related impacts to agricultural and forestry resources in the vicinity of the Proposed Project. In addition, this section evaluates the consistency of the Proposed Project with the Farmland Mapping and Monitoring Program (FMMP) and the Williamson Act, otherwise known as the California Land Conservation Act of 1965. The Proposed Project would not convert or otherwise adversely affect any agricultural or forestry resources or designations, and therefore no impacts would result.

5.2.2 Methodology

The agriculture and forestry resources analysis within this section involved a review of various documents, including aerial photographs of the Proposed Project area, the general plan for the City and County of San Diego, and online information sources. The California Department of Conservation, Division of Land Resource Protection farmland map was reviewed to determine if, and where, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance were located within the Proposed Project area. Williamson Act property maps from the California Department of Conservation were also reviewed.

5.2.3 Existing Conditions

5.2.3.1 Regulatory Background

Federal

There are no federal agricultural or forestry regulations applicable to the Proposed Project.

State

Farmland Mapping and Monitoring Program

The goal of the FMMP, administered by the California Department of Conservation, Division of Land Resource Protection, is to provide consistent and impartial data to decision makers for use in assessing present status, reviewing trends, and planning for the future of California’s agricultural land resources. The basis of the mapping program is an agricultural land classification system that combines technical soil ratings based on soil classifications and current land use. The survey defines eight agricultural land categories:

- Prime Farmland: has the best combination of physical and chemical features able to sustain long-term agricultural production. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date.
- Farmland of Statewide Importance: is similar to Prime Farmland, but with minor shortcomings such as greater slopes or less ability to store soil moisture. Farmland of Statewide Importance must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date.
- Unique Farmland: includes areas of lower quality soils that do not meet the criteria for Prime Farmland or Farmland of Statewide Importance, but that have been used for the production of specific high economic value crops during the two update cycles prior to the mapping date.
- Farmland of Local Importance: includes areas other than Prime Farmland, Farmland of Statewide Importance, or Unique Farmland that is either currently producing crops, has the capability of such production, or is used for the production of confined livestock. Farmland of Local Importance may be important to local economies due to its productivity or value, defined by each county’s local advisory committee, and adopted by its Board of Supervisors.
- Grazing Land: is land on which the existing vegetation is suited to the grazing of livestock and includes, at a minimum, 40 acres.
- Urban and Built-up Land: is occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel. Such lands include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.

- **Other Land:** land not included in any other mapping category such as low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres. Vacant and non-agricultural land greater than 40 acres, and surrounded on all sides by urban development, is also mapped as Other Land.
- **Water:** includes perennial water bodies with an extent of at least 40 acres.

The California Department of Conservation prepares, updates, and maintains maps and data used for categorizing agricultural potential (as described above) and assessing the location, quality, and quantity of agricultural lands and conversion of these lands over time. The maps are updated every two years based on aerial photograph review, computer mapping analysis, public input, and field reconnaissance. Coverage includes 47.9 million acres (96 percent of the state's private lands) and is based on the extent of the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil surveys. Most large government land holdings, including national parks, forests, and United States Bureau of Land Management (BLM) land, are not included in the FMMP's survey area.

The Williamson Act

The California Land Conservation Act of 1965, better known as the Williamson Act, has been the State's primary agricultural land protection program since its enactment in 1965. More than 16 million of the State's 30 million acres of farm and ranch land are currently protected under the Williamson Act. The Williamson Act creates an arrangement whereby private landowners agree with counties and cities to voluntarily restrict land to agricultural and open-space uses. In return, the landowner receives property tax assessments that are lower than normal because the assessments are based on farming and/or open space uses rather than full market value. Williamson Act contracts automatically renew each year for a new 10-year period, unless either party files a "notice of non-renewal" to terminate the contract before the end of the current 10-year period. During the ensuing 10-year cancellation period following a "notice of non-renewal," property taxes are gradually raised to the applicable level for developable land.

The Williamson Act also authorizes cities and counties to establish Agricultural Preserves, referred to as Farmland Security Zones. An Agricultural Preserve defines the boundary of an area within which a city or county will enter into Williamson Act contracts with landowners. The boundary is designated by resolution of the board or city council having jurisdiction. Agricultural Preserves must include at least 100 acres. In Farmland Security Zones, the city or county can enter into a special type of contract called a "Farm Security Zone Contract." Farmland Security Zone contracts require a minimum initial term of 20 years and they renew annually unless either party files a "notice of nonrenewal," similar to a Williamson Act contract. To be eligible for a Farmland Security Zone contract, the subject land must be designated on the Important Farmland Series maps as predominantly Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance.

Generally, public improvements are not to be located in an Agricultural Preserve unless certain findings are made. (Government Code Section 51292). However, Section 51292 does not apply to the location or construction of public utility improvements that have been approved by the California Public Utilities Commission. (Government Code Section 51293(c)). Therefore, the Proposed Project will be exempt from the limitations in Government Code Section 51292.

Timberland and Timberland Production Zones

Timberland is privately owned land or land acquired for state forest purposes that is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and that is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre. A Timberland Production Zone is an area that has been zoned pursuant to Section 51112 or 51113 of the Government Code and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses. In California, a county board of supervisors may designate areas of timberland in the county as timberland preserves, which is the same as the state zoning designation of Timberland Production Zone. The land in a Timberland Production Zone is restricted in use to the production of timber for an initial 10-year term. The Proposed Project is not located within timberland or a Timberland Production Zone.

Local

Because the California Public Utilities Commission has exclusive jurisdiction over the siting, design, and construction of the Proposed Project, the Proposed Project is not subject to local discretionary land use regulations. The following discussion of the local regulations relating to agriculture and forestry resources is provided for informational purposes. As outlined in the following subsections, the construction and operation of the Proposed Project will not conflict with any environmental plans, policies, or regulations related to agriculture and forestry resources.

City of San Diego

The *City of San Diego General Plan, Conservation Element, Section L – Agricultural Resources* states City goals and policies relating to Agricultural Resources. The following are a few of the goals stated in the Conservation Element:

- Retention of productive agricultural lands.
- Greater use of sustainable agricultural practices.
- Reduction in land use conflicts between agriculture and other land uses.
- Retention of the rural agricultural character of river valleys.
- Expansion of urban agricultural uses.

San Diego County

The *San Diego County General Plan, Conservation and Open Space Element* states County goals and policies relating to Agricultural Resources. The following are a few potentially relevant goals stated in the Conservation and Open Space Element:

- *Agricultural Resources*—Minimize land use conflicts, preserve agricultural resources, and support the long-term presence and viability of agricultural industry as an important component of the region’s economy and open space linkage.

Goal COS-6. Sustainable Agricultural Industry. A viable and long-term agricultural industry and sustainable agricultural land uses in the County of San Diego that serve as a beneficial resource and contributor to the County's rural character and open space network.

Policy COS-6.2. Protection of Agriculture Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:

- Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations
- Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture

5.2.3.2 Agricultural and Forestry Setting

The County of San Diego (County) is consistently ranked among the top 10 agricultural counties (ranked eight for several years) in California. The County has the fourth highest number of farms of any county in the United States and third highest number of farms of any county in California. Agriculture is the fifth largest component of the County's economy.

According to the *City of San Diego General Plan, Land Use and Community Planning Element*, Table LU-1 – Existing Land Uses, Agricultural land makes up approximately 6,055 acres or 2.8 percent of the land area in the City of San Diego. Also, within the same document, Table LU-2 – Adopted Community Plan Land Uses, approximately 3,809 acres or 1.7 percent of the land area in the City of San Diego is designated by Community Plans as Agriculture. Agricultural Lands are mostly located in the extreme northern and southern portions of the City.

As described below, the Proposed Project crosses and runs adjacent to land designated as Prime Farmland, Farmland of State Importance, and Farmland of Local Importance.

Designated Farmland

A review of California Department of Conservation, Division of Land Resource Protection maps has shown there are some lands that have been designated as Prime Farmland, Farmland of State Importance, and Farmland of Local Importance in the vicinity of the Proposed Project ROW (see Figure 5.2-1, Proposed Project FMMP Map).

There are two areas adjacent to the Proposed Project designated as Prime Farmland. The first area is located south of the intersection of Camino Del Sur and Coyote Bush Road and is approximately 1.20 acres. This space has been cleared and graded and is part of a large development (Black Mountain Ranch Subarea Plan, Subarea 1 – North Village) that is currently under construction. The second area, located directly south of Camino Del Sur in between Four Gee Road and Lone Quail Road, and is approximately 1.92 acres. The second area is partially located under Camino Del Sur and is partially a part of the Design 39 Campus School.

An area designated as Farmland of State Importance lies approximately 1,000 feet to the east of the proposed substation expansion (adjacent to Farmland of Local Importance) and has an area of

approximately 26.13 acres. Although past aerial images show these areas as farmland, recent zoning maps indicate these areas as Commercial-Community zones, specifically CC-4-5 and CC-3-5, which accommodate development with a high intensity, and pedestrian orientation. More recent aerial images show development of future single-family homes and a shopping center. This area is part of Black Mountain Ranch planned development, and is currently under various stages of construction.

An area designated as Farmland of Local Importance lies approximately 75 feet to the east of the proposed Artesian Substation expansion site. In addition, approximately 0.87 mile of the 69kV power line reconductor is located on land designated as Farmland of Local Importance. There are several more areas designated as Farmland of Local Importance within the vicinity of the Proposed Project including:

- The entire Carmel Valley Road Staging Yard (7.2 acres) which is located at the corner of Carmel Valley Road and Camino del Sur, approximately 3 miles southwest of the Artesian Substation Site (refer to Appendix 3-CB).
- A section along the northern side of Camino Del Sur stretching from Four Gee Road to Dove Canyon Road (approximately 0.8 mile). This area extends upward into the nearby housing and has a total area of approximately 111.66 acres.
- An area directly north of the Artesian Substation that contains the existing Camino Del Sur Road, existing overhead power and transmission lines, and open space; this area is zoned as Agriculture Residential.
- An area directly south and west of the Artesian Substation that contains existing overhead power and transmission lines; this areas is zoned as Agriculture Residential and extends into Black Mountain Ranch.

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Artesian 230kV Substation Expansion Project

F MMP Map

Figure 5.2-1

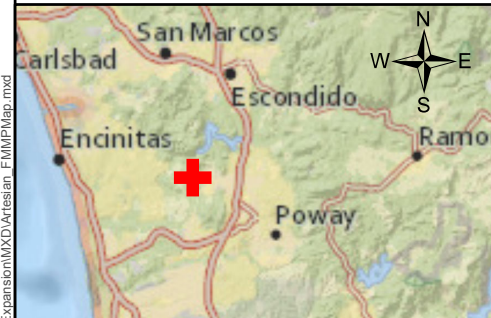
- Project Features**
- Project Structure
 - 69kV Reconductor
 - New 230kV Loop-in
 - Remove from Service
 - New 69kV Underground Getaway
 - Other Project Areas
 - Artesian Expansion Area
- Agricultural Designations**
- Agricultural-Residential (AR-1-1)
 - Prime Farmland
 - Farmland of Statewide Importance
 - Unique Farmland
 - Farmland of Local Importance

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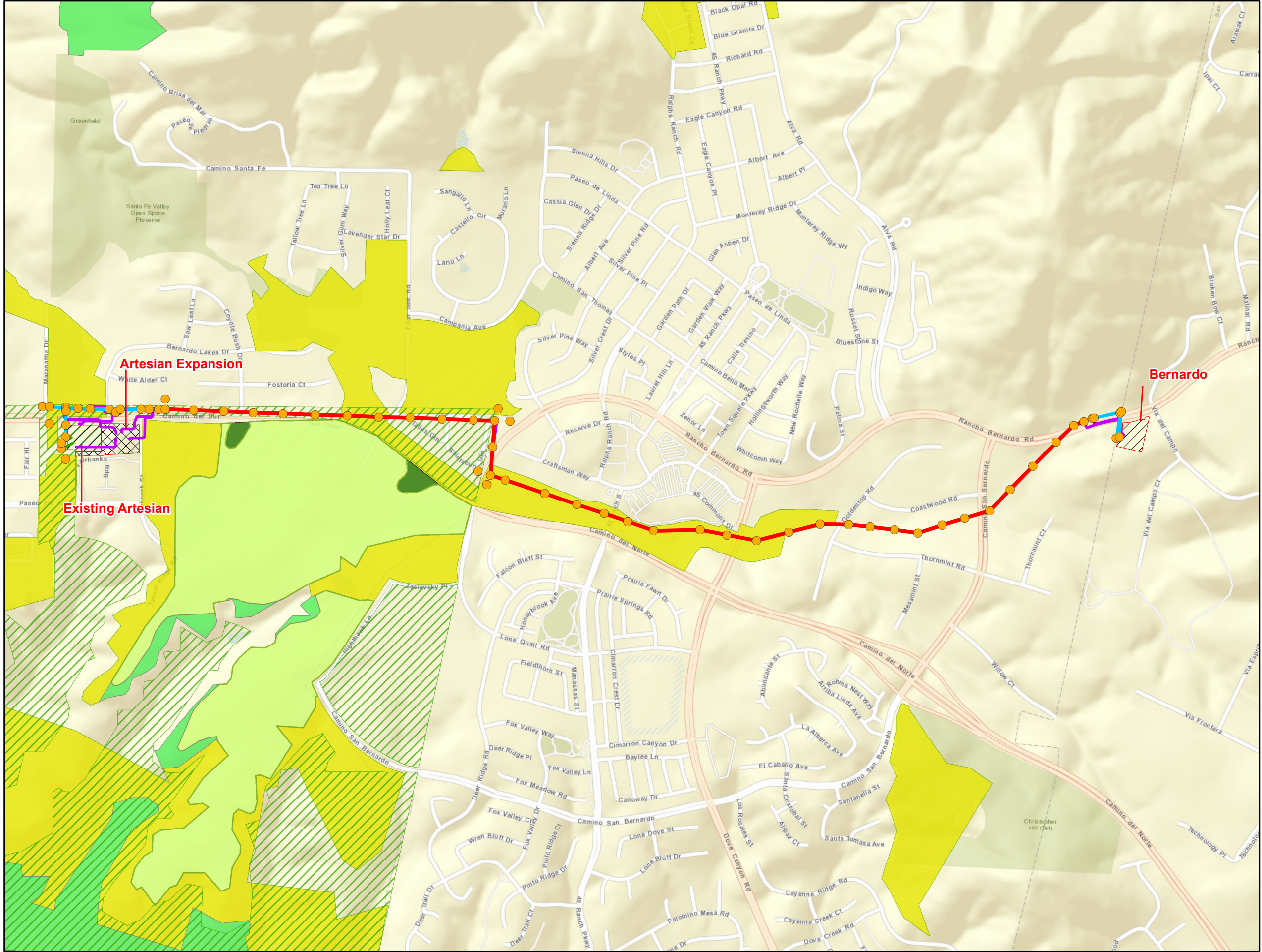



7/29/2016 A Sempra Energy utility

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Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community. Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.; Department of Conservation, 2010; SanGIS; TRC, 2015; SDG&E, 2015



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BACK OF FIGURE 5.2-1 (SHEET 2 OF 3)


**Artesian 230kV Substation
Expansion Project
FMMP Map
Figure 5.2-1**


Sheet 3 of 3

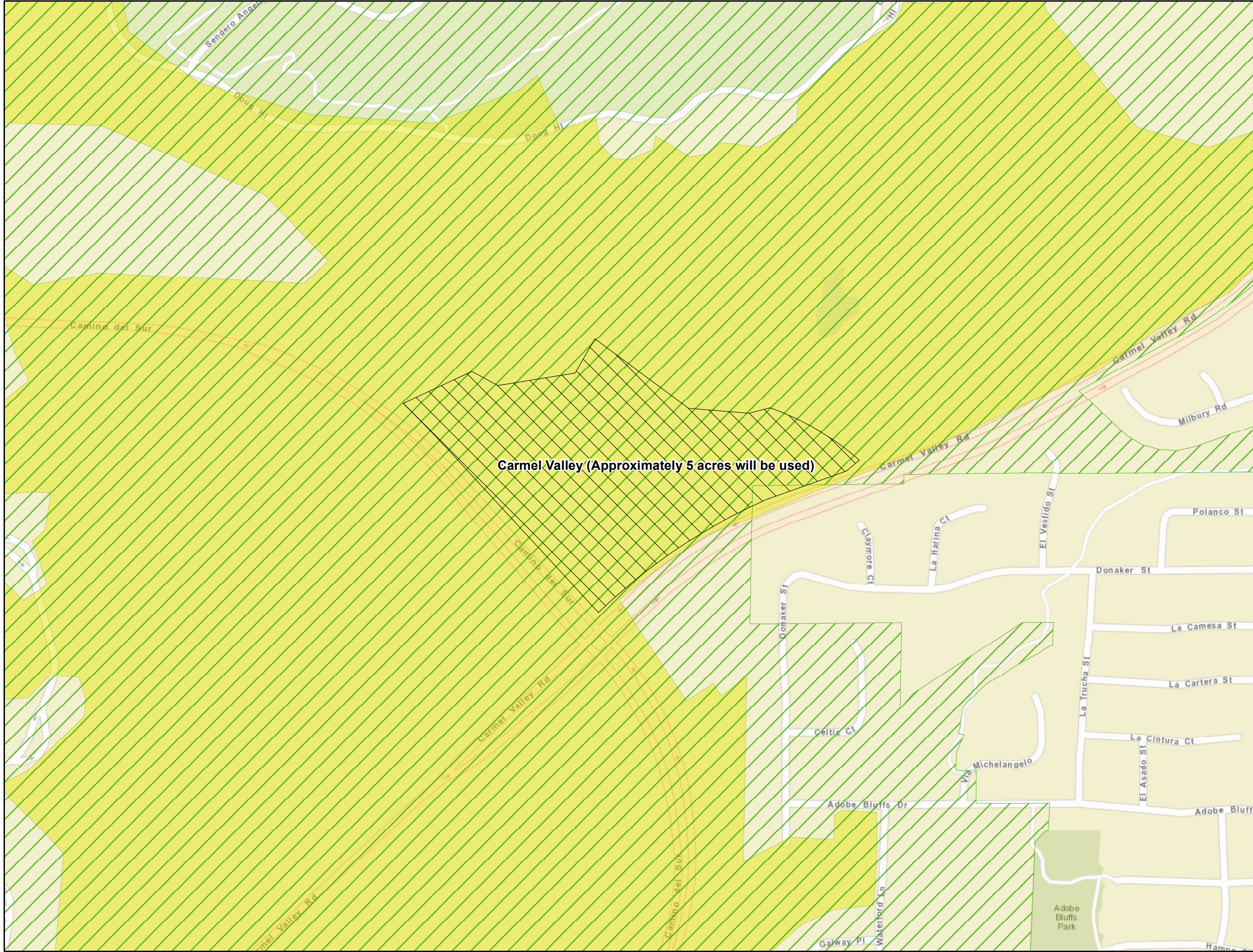
Project Features

 Staging / Storage Yard



Agricultural Designations

 Agricultural-Residential (AR-1-1)

 Farmland of Local Importance



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 7/29/2016 A Sempra Energy utility
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Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community. Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp., Department of Conservation, 2010; SANDAG, 2015; TRC, 2015; SDG&E, 2015

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Agricultural Zoning Designations

Pursuant to Article XII, Section 8, of the California Constitution and the California Public Utilities Code, the California Public Utilities Commission has exclusive jurisdiction in relation to local government to regulate the design, siting, installation, operation, maintenance, and repair of electric facilities. Although local governments do not have the power to regulate activities related to electric power line and substation facilities, the CPUC encourages, and SDG&E participates in, cooperative discussions with relevant local governments to address their concerns where feasible. As part of the environmental review process, a review of City of San Diego and San Diego County zoning maps was conducted to identify properties within the vicinity of the Proposed Project that are zoned for agricultural use. The existing Artesian Substation and a portion of the 69kV reconductor alignment lie on areas zoned as Agricultural Residential (AR-1-1). The AR-1-1 zone is intended for a wide range of agricultural uses and the development of single dwelling unit homes at a very low density. Zoning maps for the City of San Diego and San Diego County indicate there are areas designated as AR-1-1 zones within close proximity to the Proposed Project, as well as on the proposed Carmel Valley Road staging yard. The first area lies directly west of the Artesian Substation and extends south into Black Mountain Ranch. Another area extends along the northern border of Camino Del Sur from the Artesian Substation to Lone Quail Road (approximately 0.62 mile) and has an area of approximately 22.54 acres.

The Rancho Carmel Substation has three AR-1-1 areas within its vicinity. The first area, north of the substation, has been converted into the Bernardo Heights Country Club. The second area is approximately 930 feet southeast of the substation near the intersection of Paseo Lucido and Camino Del Norte and is approximately 4.6 acres. Housing has been developed directly north of this area. The third area, which encompasses part of a freeway and city street, is approximately 2,700 feet southwest of the substation and is approximately 9 acres.

Designated Forest Land

A review of various forestry maps from, but not limited to, the BLM and USFS revealed no lands designated as forest within the Proposed Project area.

5.2.4 Potential Impacts

5.2.4.1 Significance Criteria

Standards of impact significance were derived from Appendix G of the *CEQA Guidelines*. Under these guidelines, the Proposed Project could have a potentially significant impact to agricultural resources if it would:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract;
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));

- d) Result in the loss of forest land or conversion of forest land to non-forest use; or
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

5.2.4.2 Question 2a - Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Construction – No Impact

The Proposed Project would expand the Artesian Substation, reconductor an existing double-circuit overhead 69kV power line, and install two small sections of underground power line getaways near the Artesian and Bernardo substations. None of the Proposed Project features or temporary impact areas occur on lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, none of the Proposed Project features or temporary impact areas occur on land currently supporting agricultural uses or operations.

A portion of the proposed overhead power line alignment does extend through a section of land designated as Farmland of Local Importance. However, reconductoring this section of power line will not convert farmland of any type to non-agricultural use. Furthermore, the overhead power lines are located within existing SDG&E ROW and the area surrounding this designated farmland is currently developed. Although the Carmel Valley Road staging yard is located on land designated as Farmland of Local Importance, the area is not currently used for agriculture and its use for the Proposed Project is temporary and will not hinder any future agricultural efforts at this location. Therefore, no new impacts on farmland or new conversion of farmland will occur as a result of construction of the Proposed Project.

Operation & Maintenance – No Impact

Operation and maintenance of the Proposed Project will be virtually the same as operation and maintenance of existing facilities. The expanded substation and reconducted power lines will operate unstaffed (with minimal scheduled maintenance) and operations and maintenance will occur on facilities located within existing SDG&E ROW, franchise position (city/county street), and SDG&E-owned property. The Artesian Substation Expansion site is not located on land with any agricultural designation, nor is it currently being utilized for agricultural activities. Therefore, there would be no impacts to designated farmland as a result of operation and maintenance of the Proposed Project.

5.2.4.3 Question 2b - Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Construction – No Impact

A portion of land extending from the Artesian Substation to Lone Quail Road (approximately 0.62 mile) with an area of approximately 22.54 acres is zoned as AR-1-1 (refer to Figure 5.2-1, sheet 1). In addition, the Carmel Valley Road staging yard is zoned AR-1-1 (refer to Figure 5.2-

1, sheet 3). With the exception of the Artesian Substation expansion, the Proposed Project is only impacting existing SDG&E structures and facilities, located within existing SDG&E-owned property and/or power and transmission line ROWs, and would only upgrade or replace existing structures, like power line structures. The newly acquired property proposed for the Artesian Substation Expansion, located immediately to the east of the existing facility, does not contain any areas designated for agricultural use.

The use of the Carmel Valley Road Staging Yard will be temporary and will not hinder any future agricultural uses.

No project features or construction staging yards associated with the Proposed Project will conflict with Williamson Act contracts. Although land protected under a Williamson Act contract previously existed in the area; recent maps show much of this land has been developed and is no longer under a Williamson Act contract. Therefore, no conflicts with existing zoning or Williamson Act contracts are anticipated, and no impacts would occur.

Operation & Maintenance – No Impact

Operation and maintenance of the Proposed Project will be virtually the same as operation and maintenance of the existing facilities. The proposed Artesian Substation expansion site and reconducted overhead power lines will operate unstaffed (with minimal scheduled maintenance) and operations and maintenance will occur on facilities and equipment located within existing SDG&E ROW, franchise position (city/county street), and SDG&E-owned property. The Artesian Substation Expansion site (eastern parcel) is not zoned for agricultural use, nor is it currently being utilized for agricultural activities. Therefore, there would be no conflicts with agricultural zones or Williamson Act contracted lands as a result of operation and maintenance of the Proposed Project.

5.2.4.4 Question 2c - Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Construction & Operation and Maintenance – No Impact

The Proposed Project area is not zoned as forest land or timberland, and there are no forests or timber harvest areas in the vicinity. Therefore, no impact to forest land or timberland would occur as a result of the construction, operation, or maintenance of the Proposed Project.

5.2.4.5 Question 2d - Result in the loss of forest land or conversion of forest land to non-forest use?

Construction & Operation and Maintenance – No Impact

There are no forests or similar areas in the vicinity of the Proposed Project; therefore, no loss of forest land or conversion of forest land to other uses would occur as a result of the construction, operation, or maintenance of proposed facilities and improvements under the Proposed Project. Therefore, no impacts would occur.

5.2.4.6 Question 2e - Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Construction – No Impact

The areas zoned as AR-1-1 and/or mapped as Farmland of Local Importance that overlap with the Proposed Project footprint are currently not utilized for agricultural purposes. Additionally, the Proposed Project scope within these areas includes upgrading existing facilities/structures or temporary construction uses such as staging. These project-related activities will not result in the conversion of farmland within or adjacent to the Proposed Project to non-agricultural use. Therefore, no impacts will occur as a result of construction of the Proposed Project.

Operation & Maintenance – No Impact

Operation and maintenance of the Proposed Project will be virtually the same as operation and maintenance of existing facilities. The Artesian Substation Expansion site (eastern parcel) is not zoned for agricultural or forest/timberland use, nor is it currently being utilized for agricultural or forestry activities. The proposed substation expansion site and reconducted power lines will operate unstaffed (with minimal scheduled maintenance) and operations and maintenance activities will occur on facilities located within existing SDG&E ROW, franchise position (city/county streets), and SDG&E-owned property. Furthermore, no forest lands exist within the Proposed Project’s vicinity; therefore, there would be no conversion of forest or agricultural land as a result of operation and maintenance.

5.2.5 Applicant Proposed Measures

There would be no impacts to agricultural or forestry resources as a result of the Proposed Project. Therefore, no Applicant Proposed Measures are proposed.

5.2.6 Detailed Discussion of Significant Impacts

The Proposed Project would not cause any significant impacts relating to agriculture and forestry resources.

5.2.7 References

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